



**CITY PLAN COMMISSION MEETING  
2<sup>ND</sup> FLOOR CITY COUNCIL CHAMBERS  
NOVEMBER 1, 2012  
1:30 P.M.**

**MINUTES**

The City Plan Commission met at the above place and date.

The meeting was called to order at 1:30 p.m. Commissioner Nance present and presiding and the following Commissioners answered roll call.

**COMMISSIONERS PRESENT:**

Commissioner De La Cruz  
Commissioner Wright  
Commissioner Borden  
Commissioner Nance  
Commissioner Amoriello  
Commissioner Reveles  
Commissioner Ardovino

**COMMISSIONERS ABSENT:**

Commissioner Brandrup  
Commissioner Schauer

**AGENDA**

Commissioner Borden read the rules into the record. David Coronado, City Development Program Manager, read the revisions to the agenda into the record.

**\*ACTION:** Motion made by Commissioner Wright, seconded by Commissioner De La Cruz, and unanimously carried to **APPROVE** the agenda as amended.

**AYES:** Commissioner De La Cruz, Wright, Borden, Nance, Amoriello, Reveles, and Ardovino

**ABSENT:** Commissioner Brandrup, and Schauer

Motion passed.

**I. CALL TO THE PUBLIC – PUBLIC COMMENT**

This time is reserved for members of the public who would like to address the City Plan Commission on any items that are not on the City Plan Commission Agenda and that are within the jurisdiction of the City Plan Commission. No action shall be taken.

**No action was taken.**

## II. CONSENT AGENDA

**There no items under the Consent Agenda.**

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**\*ACTION:** Motion made by Commissioner Wright, seconded by Commissioner De La Cruz, and unanimously carried to **HEAR ITEMS 1 AND 4 TOGETHER.**

Motion passed.

## III. REGULAR AGENDA - DISCUSSION AND ACTION:

### PUBLIC HEARING Rezoning Applications:

1. **PZRZ12-00023:** Portion of Lot 8, Boothville Subdivision, City of El Paso, El Paso County, Texas  
Location: 8630 North Loop  
Zoning: R-F (Ranch-Farm)  
Request: P-R II (Planned Residential 2). (Related to PZDS12-00009)  
Existing Use: Single-Family Home & Vacant  
Proposed Use: Apartments & Duplex  
Property Owner: Socorro Benavente  
Representative: Enrique Rey  
District: 7  
Staff Contact: Michael McElroy, (915) 541-4238, [mcelroyms@elpasotexas.gov](mailto:mcelroyms@elpasotexas.gov)

Enrique Rey with Rey Engineering concurred with staff's comments.

Claudia Benavente, daughter of Ms. Socorro Benavente, also concurred with staff's comments.

Commissioner Nance asked if there was anyone in the public who wished to speak in favor or against this request. There was no response.

**ACTION:** Motion made by Commissioner De La Cruz, seconded by Commissioner Wright, and unanimously carried to **APPROVE PZRZ12-00023.**

Motion passed.

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2. **PZRZ12-00027:** All of Lots 1 and 15, Save and Except two Portions Thereof attached Hereto Block 3, and Lots 2 through 14, Block 3, WFF Industrial Park Unit One Replat "A", City of El Paso, El Paso County, Texas  
Location: East of Railroad Drive and South of Farah Drive  
Zoning: M-1 (Manufacturing)  
Request: C-4 (Commercial)  
Existing Use: Vacant  
Proposed Use: Commercial and Multi-Family Development  
Property Owner: DBB Holdings, Inc.  
Representative: Conde, Inc.  
District: 4  
Staff Contact: Michael McElroy, (915) 541-4238, [mcelroyms@elpasotexas.gov](mailto:mcelroyms@elpasotexas.gov)

**\*ACTION:** Motion made by Commissioner Wright, seconded by Commissioner De La Cruz, and unanimously carried to **POSTPONE PZRZ12-00027 FOR TWO (2) WEEKS, TO THE CITY PLAN COMMISSION MEETING OF NOVEMBER 15, 2012.**

Motion passed.

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3.      **PZRZ12-00031:**      Portion of Lot 2, Block 3, Castner Range, City of El Paso, El Paso County, Texas
- Location:      South of Diana Drive and East of Gateway North Boulevard
- Zoning:      R-4 (Residential)
- Request:      From R-4 (Residential) to C-4 (Commercial)
- Existing Use:      Drainage Channel
- Proposed Use:      Access for proposed new Warehouse Club
- Property Owners:      El Paso Water Utilities - Public Service Board and City of El Paso
- Representative:      Rudy Valdez
- District:      4
- Staff Contact:      Andrew Salloum, (915) 541-4633, [salloumam@elpasotexas.gov](mailto:salloumam@elpasotexas.gov)

**\*ACTION:** Motion made by Commissioner Wright, seconded by Commissioner De La Cruz, and unanimously carried to **POSTPONE PZRZ12-00031 FOR TWO (2) WEEKS, TO THE CITY PLAN COMMISSION MEETING OF NOVEMBER 15, 2012.**

Motion passed.

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**\*ACTION:** Motion made by Commissioner Wright, seconded by Commissioner De La Cruz, and unanimously carried to **HEAR ITEMS 1 AND 4 TOGETHER.**

Motion passed.

**PUBLIC HEARING Detailed Site Development Plan Applications:**

4.      **PZDS12-00009:**      Portion of Lot 8, Boothville Subdivision, City of El Paso, El Paso County, Texas
- Location:      8630 North Loop
- Zoning:      R-F (Ranch-Farm)
- Request:      P-R II (Planned Residential 2). (Related to PZRZ12-00023)
- Existing Use:      Single-Family Home & Vacant
- Proposed Use:      Apartments & Duplex
- Property Owner:      Socorro Benavente
- Representative:      Enrique Rey
- District:      7
- Staff Contact:      Michael McElroy, (915) 541-4238, [mcelroyms@elpasotexas.gov](mailto:mcelroyms@elpasotexas.gov)

**ACTION:** Motion made by Commissioner De La Cruz, seconded by Commissioner Wright, and unanimously carried to **APPROVE PZDS12-00009.**

Motion passed.

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**Subdivision Applications:**

**SUBDIVISION MAP APPROVAL:**

**NOTICE TO THE PUBLIC AND APPLICANTS:**

The staff report for an agenda item may include conditions, exceptions, or modifications. The Commission's motion to approve an item in accordance with the staff report or with all staff

comments means that any modifications, waivers, exceptions requested by the applicant and recommended for approval by staff and any staff recommended conditions, have been approved, without necessitating that the Commission restate the modifications, exceptions, waivers, or conditions as part of the motion to approve and that any findings required to be made by the Commission, have been made. If the Commission does not wish to approve an exception or modification, or require a condition, then the Commission's motion will state which have not been approved, otherwise, the staff report, with all modifications, exceptions and conditions, is approved and the applicant shall comply with all provisions of the staff report.

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**\*ACTION:** Motion made by Commissioner Wright, seconded by Commissioner De La Cruz, and unanimously carried to **HEAR ITEMS 5, 6, AND 7 TOGETHER.**

Motion passed.

**PUBLIC HEARING Resubdivision Combination:**

5.      **SUSU12-00063:**      Butterfield Trail Industrial Park Unit Three Replat A – A replat of Lot 9, Block 3, Lot 9, Block 13, Butterfield Trail Industrial Park Unit Three, Lot 1, Block 13, and a portion of Founders Blvd. ROW Walter Jones Dr. ROW, and Leigh Fisher Blvd., ROW, Butterfield Trail Industrial Park Unit Two, City of El Paso, El Paso County, Texas
- Location:      East of Airport Drive and South of Spur 601
- Property Owner:      City of El Paso
- Representative:      Brock & Bustillos Inc.
- District:      2
- Staff Contact:      Justin Bass, (915) 541-4930, [bassjd@elpasotexas.gov](mailto:bassjd@elpasotexas.gov)
6.      **SUSU12-00064:**      Butterfield Trail Industrial Park Unit Two Replat A – A replat of Lot 7, Block 7, Lot 1, Block 12, Lot 5, Block 9 and Lot 14, Block 8, and a portion of Leigh Fisher Blvd. ROW and Butterfield Trail Blvd. ROW, Butterfield Trail Industrial Park Unit Two, City of El Paso, El Paso County, Texas
- Location:      East of Airport Drive and South of Spur 601
- Property Owner:      City of El Paso
- Representative:      Brock & Bustillos Inc.
- District:      2
- Staff Contact:      Justin Bass, (915) 541-4930, [bassjd@elpasotexas.gov](mailto:bassjd@elpasotexas.gov)
7.      **SUSU12-00065:**      Butterfield Trail Industrial Park Unit One Replat E – A replat of Lot 7, Block 3, Lot 10, Block 2, Lot 1, Block 7 and a portion of Founders Blvd., and Zane Grey St. ROW, Butterfield Trail Industrial Park Unit One, Replat -A, City of El Paso, El Paso County, Texas
- Location:      East of Airport Drive and South of Spur 601
- Property Owner:      City of El Paso
- Representative:      Brock & Bustillos Inc.
- District:      2
- Staff Contact:      Justin Bass, (915) 541-4930, [bassjd@elpasotexas.gov](mailto:bassjd@elpasotexas.gov)

Roman Bustillos with Brock & Bustillos concurred with staff's comments and gave a brief power point presentation.

Commissioner Nance asked if there was anyone in the public who wished to speak in favor or against this request. There was no response.

**ACTION:** Motion made by Commissioner Ardovino, seconded by Commissioner Wright, and unanimously carried to **APPROVE SUSU12-00063, SUSU12-00064, AND SUSU12-00065 WITH THE RECOMMENDATION THAT THE APPLICANT USE SOIL STABILIZER.**

Motion passed.

8. **SUSU12-00097:** Homestead Meadows South Unit 2 Replat "E" – All of Lot 7, Block 6, Homestead Meadows South Unit 2 Replat A, El Paso County, Texas
- Location: North of Connolly Drive and east of Krag Street
- Property Owner: MJ Real Properties
- Representative: CAD Consulting Company
- District: ETJ
- Staff Contact: Nathaniel Baker, (915) 541-4192, [bakernt@elpasotexas.gov](mailto:bakernt@elpasotexas.gov)

Enrique Avila with CAD Consulting concurred with staff's comments.

Commissioner Nance asked if there was anyone in the public who wished to speak in favor or against this request. There was no response.

**ACTION:** Motion made by Commissioner De La Cruz, seconded by Commissioner Wright, and unanimously carried to **APPROVE SUSU12-00097 WITH THE APPROVAL OF THE WAIVER FOR ROADWAY IMPROVEMENTS, BUT REQUIRE SIDEWALKS WITHIN THE EXISTING ROW, AND RECOMMEND APPROVAL OF THE PLAT.**

Motion passed.

9. **SUSU12-00098:** Homestead Meadows South Unit 2 Replat F – All of Lot 8, Block 10, Homestead Meadows South Unit 2 Replat A, El Paso County, Texas
- Location: East of Krag and North of Connolly
- Property Owner: Ade Joint Venture
- Representative: CAD Consulting Co.
- District: East ETJ
- Staff Contact: Nelson Ortiz, (915) 541-4931, [ortiznx@elpasotexas.gov](mailto:ortiznx@elpasotexas.gov)

Enrique Avila with CAD Consulting concurred with staff's comments.

Commissioner Nance asked if there was anyone in the public who wished to speak in favor or against this request. There was no response.

**ACTION:** Motion made by Commissioner De La Cruz, seconded by Commissioner Wright, and unanimously carried to **APPROVE SUSU12-00098 WITH THE APPROVAL OF THE WAIVER FOR ROADWAY IMPROVEMENTS, BUT REQUIRE SIDEWALKS WITHIN THE EXISTING ROW, AND RECOMMEND APPROVAL OF THE PLAT.**

Motion passed.

**Other Business:**

10. Discussion and action on the City Plan minutes for:  
October 18, 2012

**\*ACTION:** Motion made by Commissioner Wright, seconded by Commissioner De La Cruz, and unanimously carried to **POSTPONE THE CITY PLAN COMMISSION MINUTES OF OCTOBER 18, 2012, FOR TWO (2) WEEKS, TO THE CITY PLAN COMMISSION MEETING OF NOVEMBER 15, 2012.**

Motion passed.

11. Discussion and action on the use of 1.885 acres of a portion of Esmeralda Park and 0.012 acres of a portion of Ellis Lateral Linear Trail. Under Section 2.08.080 of the El Paso Municipal Code, the use of a portion of the property for El Paso Electric Transmission line is considered a park alteration and therefore must be reviewed by the CPC

Staff Contact: Liza Ramirez-Tobias, Capital Assets (915) 541-4331,  
[Ramirezlm@elpasotexas.gov](mailto:Ramirezlm@elpasotexas.gov)

Lisa Ramirez-Tobias with the Parks and Recreation Department gave a brief power point presentation and answered questions from the Commission.

Lawrence F. Thoenen, Manager for Project Management Quality Assurance for the El Paso Electric, noted that the reason for not putting the transmission line underground is partly because of the cost. He also answered questions from the Commission.

Richard Garcia with the Parks and Recreation Department noted that in the initial discussions with the Electric Company, they talked about an asphalt service road for the Electric Co., bucket trucks that would also be used as a walking trail. They didn't want to break or damage any existing infrastructure, particularly the irrigation system from the weight of the service trucks. They prefer something more durable but will discuss other surfaces with the Electric Company.

Commissioner Nance asked if there was anyone in the public who wished to speak in favor or against this request.

Justin Bass, speaking as a private citizen, noted that he was not aware of the public notice and asked if it was a requirement. He spoke against the transmission line for aesthetics and child safety. He recommended that the utility look into burying the lines. He also asked if this was going before City Council.

Ms. Ramirez-Tobias with the Engineering Department noted that there will be public notices on October 31, November 7, and November 14 for the City Council public hearing of November 27<sup>th</sup>. She noted that the department did a public notice in the newspaper for the use of the park as an easement. Mr. Thoenen noted that at the time the application was filed back in early 2000, property owners that would be directly affected by the facilities within 300 feet of the center line of any of the proposed routes were notified by direct mail and two notices in the El Paso Times.

Laura Ferris, Assistant City Attorney, noted that staff did meet the requirements for public notification of the change.

Kimberly Forsyth, Lead Planner, noted that the new Subdivision Code that was adopted in 2008 requires that utilities shall be located underground in any new residential subdivision, however, it states that electrical transmission lines over 24 KV shall not be required to be placed underground. She noted that this subdivision falls under the prior code so this requirement does not apply.

Kristen Hamilton, Assistant City Attorney, noted that the approval for the easement and for the use of a park land is governed by the Parks and Wildlife Code, Chapter 26 and that requires a public hearing. The public notice that was routed to the public is in compliance with Chapter 26 of the Parks and Wildlife Code and the public hearing will be held on November 27, 2012.

Carlos Gallinar noted that before it goes to council, perhaps the Commission could recommend to the Parks and Recreation Department that they consider notifying the residents within 300 feet of the effected property.

**ACTION:** Motion made by Commissioner De La Cruz, seconded by Commissioner Reveles, and unanimously carried **TO CONSIDER WHETHER OR NOT IT COULD BE FEASIBLE TO PUT THE TRANSMISSION LINE UNDERGROUND; AND WHETHER THERE IS ANY INFORMATION AVAILABLE TO DETERMINE HOW HAZARDOUS THIS WOULD BE TO CHILDREN WITH THE ABOVE GROUND; AND TO NOTIFY THE PROPERTY OWNERS, IN WRITING, WITHIN 300 FEET; AND TO CONSIDER IF THERE IS ANOTHER ALTERNATIVE BY PERHAPS PUTTING IT ON THE SOUTH SIDE OF ARTCRAFT AS OPPOSED TO NORTH???**

Motion passed.

12. Planning Report:

a. Ethics Training for Boards and Commissions

Staff Contact: David Coronado, (915) 541-4632, [coronadoda@elpasotexas.gov](mailto:coronadoda@elpasotexas.gov)

David Coronado, City Development Program Manager, reminded the Commissioners that they must take this training by the end of the year and notify staff upon completion of the training.

No action was taken.

b. Update on the CPC Subdivision Subcommittee

Staff Contact: Kimberly Forsyth, (915) 541-4668, [forsythkl@elpasotexas.gov](mailto:forsythkl@elpasotexas.gov)

Kimberly Forsyth provided an update regarding the City Plan Commission Subdivision Subcommittee that was appointed in October. She noted that December 6, 2012, has been set as the first date for the Commission to meet. This will be a working lunch prior to the first meeting of the City Plan Commission each month. A list of proposed amendments has been developed and distributed by staff to the subcommittee members for their review. These committee meetings will take place throughout 2013 and other city departments may be included in the meetings if it pertains to their particular area of expertise. Any subcommittee recommendations will be presented to the full City Plan Committee.

Mr. Nance noted that there is room for one more member and if anyone is interested they can contact him and let him know.

c. City Plan Commission meeting schedule for 2013

Staff Contact: Carlos Gallinar, (915) 541-4662, [gallinarrc@elpasotexas.gov](mailto:gallinarrc@elpasotexas.gov)

The 2013 City Plan Commission schedule was approved as presented.

13. Legal Report:

N/A



**ADJOURNMENT:**

Motion made by Commissioner De La Cruz, seconded by Commissioner Wright, and unanimously carried to adjourn this meeting at 2:55 p.m.

Approved as to form:

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Carlos Gallinar, Executive Secretary, City Plan Commission

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